



**NEIGHBORHOOD ENHANCEMENT COMMISSION
REGULAR MEETING
Thursday, June 8, 2006
Civic Center Conference Room
3rd Floor One Civic Center
7447 E. Indian School Road**

PRESENT: John Shultz, Chairman (arrived 6:51 p.m.)
Patricia Badenoch, Vice-Chair
Lisa Haskell, Commissioner
John Horwitz, Commissioner
Aaron Kern, Commissioner (arrived 5:46 p.m.)
Jim Pompe, Commissioner
Christine Schild, Commissioner (left 7:15 p.m.)

STAFF: Raun Keagy, Neighborhood Services Director
Joanie Mead, Neighborhood Education Manager

GUESTS: Tom Ambrose, Treasurer of Briarwood IV
Bob Rogers, Vice-President of Briarwood IV
Jane Russell, President of Briarwood IV
Maureen McCabe, Board Member of Scottsdale East Homes
Shawn Nurse, General Manager of Scottsdale East Homes
Evvy Cianci, Co-President of Monterey Point
Nancy Shina, Co-President of Monterey Point
Weldon Johnson, Arizona Republic

CALL TO ORDER/ROLL CALL

Vice-Chair Badenoch called the meeting to order at 5:38 p.m. A roll call confirmed the presence of Commissioners as noted above.

1. Approval of May 11, 2006 and May 25, 2006 Minutes.

COMMISSIONER SCHILD MOVED TO APPROVE THE MINUTES OF THE MAY 11, 2006 AND MAY 25, 2006 MEETINGS. COMMISSIONER HASKELL SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF THREE (3) TO ZERO (0). COMMISSIONERS HORWITZ AND POMPE ABSTAINED AS A RESULT OF THEIR ABSENCE.

2. Presentation and Possible Commission Action on a Neighborhood Enhancement Partnership (NEP) Request from Briarwood IV (HOA 1-06).

Vice-Chair Badenoch invited the Briarwood IV Homeowners Association representatives to begin their presentation. Jane Russell introduced herself as President, along with Tom Ambrose as Treasurer in charge of landscaping, and Bob Rogers as Vice-President in charge of water. Their HOA is self-managed and consists of 72 units.

Ms. Russell stated that exterior lighting not working and water leaks from the irrigation system prompted the discussion of remodeling the entryway. Most of their homeowners are seniors who want to keep the greenery and do not want to vote for a special assessment, noting that they do not yet have a full consensus of the HOA for xeriscaping the perimeter.

Ms. Russell reported that a couple of years ago they voted to introduce new paint schemes into the HOA. She added that if they receive the grant for a new entryway, it would motivate homeowners to move forward with xeriscaping and remodeling other areas. She presented a color diagram depicting the new plants and anticipated locations. Mr. Ambrose explained that they increased their homeowners' fees by 10% and agreed to go into their reserves in order to fund the lighting repairs and initiate the new paint schemes. The Association plans on paying off the project costs within the next two years.

In response to Commissioner Horwitz' inquiry about lighting, Mr. Ambrose explained that the HOA has classic 90-watt spot lights on the exterior situated at ground level. They have had problems with the lighting being vandalized, knocked over by lawn mowers, and corroded by their irrigation system.

Ms. Mead noted that Chairman Shultz had inquired whether the HOA had considered applying for the Turf Removal Program in order to receive a rebate on their water bill. Mr. Ambrose stated that they get water from the Arizona America Water Company, and they cannot qualify if they do not use city water.

Commissioner Haskell suggested that the Police Department come out and do lighting and safety checks in order to provide suggestions. In response to Commissioner Pompe's inquiry about the palm trees, Ms. Russell reported that they plan to leave the two olive trees and palm trees where they are. Discussion followed regarding Water Conservation Office rebates for electronic drip system controllers.

Vice-Chair Badenoch argued that xeriscaping increases heat and opined that replacing their beautiful greenery would be a great loss to the community. Commissioner Haskell suggested that providing the homeowners with a palette of xeriscaping plants to choose from would demonstrate the change could be just as beautiful.

COMMISSIONER SCHILD MOVED TO APPROVE THE BRIARWOOD IV APPLICATION FOR A \$2,500 NEIGHBORHOOD ENHANCEMENT PARTNERSHIP GRANT. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF SIX (6) TO ZERO (0).

3. Presentation and Possible Commission Action on a Neighborhood Enhancement Partnership (NEP) request from Scottsdale East Homes (HOA 2-06).

Vice-Chair Badenoch invited the Scottsdale East Homes Homeowners' Association representatives to begin their presentation. Shawn Nurse introduced himself as the General Manager of Scottsdale East Homes, an HOA that has been in existence for 40 years. Even though they are not a 55+ community, the majority of the residents are retirees.

Mr. Nurse reported that they have had mailboxes broken into and stolen, and they would like to add lighting to the mailbox area along with other dark areas on the property. Maureen McCabe introduced herself as a member of the Board of Directors.

In response to Commissioner Horwitz's inquiry about SRP installing lights, Mr. Keagy clarified that SRP has only replaced streetlight fixtures and this grant application is not for streetlights.

Commissioner Haskell pointed out that vandalism might continue even if they install high-pressure sodium lighting. The Police Department suggested that her HOA install "Property Under Video Surveillance" and "No Trespassing" signs as added deterrents. Ms. McCabe stated they have both of those signs, along with a Neighborhood Watch program.

Commissioner Kern opined that they should be careful, because homeowners will assume they are under surveillance and if something happens they may sue the HOA. He suggested that they send the homeowners a letter indicating that they assume no liability for anything that happens. Commissioner Haskell recommended that they have the Police Department come out and inspect their newly lighted areas, to make sure they are not too bright or positioned incorrectly.

Vice-Chair Badenoch recalled that three years ago they applied for xeriscape. When she drove by she found that the xeriscape was quite sparse and the crushed granite was large. Ms. McCabe reported that they had smaller granite and it kept washing away.

In response to Ms. McCabe's inquiry about applying again in three years, Commissioner Schild pointed out that it would depend on approval of their new Guidelines.

COMMISSIONER SCHILD MOVED TO APPROVE THE SCOTTSDALE EAST HOMES APPLICATION FOR A \$2,500 NEIGHBORHOOD ENHANCEMENT PARTNERSHIP GRANT. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF SIX (6) TO ZERO (0).

4. Presentation and Possible Commission Action on a Neighborhood Enhancement Partnership (NEP) request from Monterey Point (HOA 3-06).

Vice-Chair Badenoch invited the Monterey Point Homeowners' Association representatives to begin their presentation. Evvy Cianci introduced herself and Nancy Shina as Co-Presidents of Monterey Point, stating that they have a large sinkhole in

front of their development, and the asphalt has not been repaved or repaired for at least 12 years. She reported that the HOA is 20 years old, consists of 22 homes, and they do not have a reserve or operating budget for road repairs. Ms. Shina stated that the resurfacing would go on their private drive in the cul-de-sac development.

In response to Commissioner Haskell's inquiry about maintenance budgeting, Ms. Cianci stated when something comes up they just do a special assessment. She reported that they have monthly HOA fees of \$145 and they also incur dues assessed by Scottsdale Ranch.

Commissioner Horwitz argued that it would not be appropriate to fund a maintenance repair such as a sinkhole, and that he would consider a grant for beautification of the entryway. Discussion ensued regarding the HOA updating the entryway by painting and obtaining new signage.

Commissioner Schild pointed out that the sinkhole creates safety and public health issues such as mosquito breeding grounds. Commissioner Horwitz argued that the sinkhole was a result of maintenance neglect.

In response to Commissioner Haskell's inquiry about raising maintenance fees, Ms. Cianci stated that they have not been raised since she moved there a few years ago. Commissioner Haskell stated that they should start budgeting for maintenance repairs in the future.

Ms. Shina reported that even though the sinkhole formed a few years ago in front of their gate, the City has informed them that it is a community (HOA) issue. Discussion followed regarding the sinkhole being caused by an irrigation runoff water leak and the Commission's concern about the HOA having no budget for road repairs.

In response to Commissioner Kern's inquiry about repair costs should the sinkhole lead to a bigger problem, Ms. Shina stated that they could handle those repairs using their small reserves or a special assessment. She explained that they increased their dues last year following a previous increase approximately five years ago.

In response to Commissioner Schild's inquiry about a reserve study, Ms. Shina stated that she did not know if one was ever done. Commissioner Schild stated that it was hard to believe that they were not budgeting for road repairs in their reserves. Ms. Cianci reported that they are working on an annual increase. Many members are on fixed incomes.

Commissioner Schild noted that the painting project was not extensive enough for a beautification grant. Discussion ensued about the HOA's options if they did not get the grant and what possible affects the new NEC Guidelines will have if they had to reapply in the future.

Mr. Keagy pointed out that there needs to be a resolution to the safety and health hazard issues resulting from the sinkhole. Commissioner Schild commented that no matter what the cause, the impression of blight remains.

Ms. Mead requested the Commissioners submit to her their summary sheets on all applicants by the end of the meeting.

COMMISSIONER SCHILD MOVED TO APPROVE THE MONTEREY POINT APPLICATION FOR A \$2,500 NEIGHBORHOOD ENHANCEMENT PARTNERSHIP GRANT. COMMISSIONER HORWITZ SECONDED THE MOTION, WHICH CARRIED BY A VOTE OF SIX (6) TO ZERO (0).

5. Discussion and Possible Commission Action on Changes to the Neighborhood Enhancement Partnership (NEP) Program Guidelines and Application Process. (Raun Keagy, Neighborhood Services Director and Joanie Mead, Neighborhood Education Manager.)

Ms. Mead reported that they should be completing and approving the Guidelines tonight for presentation to City Council on July 11, 2006. She introduced Mr. Weldon Johnson, an Arizona Republic reporter, in attendance to observe the Commission's discussion on the Guidelines.

Ms. Mead explained that the Draft Guidelines being presented consist of redline changes per last month's meeting, along with blue line changes resulting from Commissioner Schild's semantics and organizational changes.

Commissioner Schild provided an overview of her most important blue line changes.

Changes to Page 1:

What is the Neighborhood Enhancement Partnership program?

No changes.

Who can apply?

In the first bullet point and "Homeowners Associations" paragraph, *residential* was replaced with *residents*. The *Note: Community groups including, but not limited to...* was moved up from the bottom of the page to the end of the first bullet point. Commissioner Schild explained that the other two bullet points refer only to HOAs.

Changes to Page 2:

What types of projects are eligible?

In the first bullet point *purposes* was added to the end. Chairman Shultz agreed that since the City is only 50 years old, the HOA requirement of 25 years of age should be changed to 20 years. Discussion followed regarding the reasons to keep the age at 25 years old.

Commissioner Horwitz suggested that they allow communities less than 15 years old to come to the Commission if they have a significant safety and financial issue. Ms. Mead recalled that when the Guidelines were changed three years ago, the Commission was directed to focus on older neighborhoods.

What types of projects are not eligible?

Discussion followed regarding the definition of an older (mature) neighborhood and how those neighborhoods could be assisted with emergency repairs before they get worse. Commissioner Schild stated that a mature neighborhood has always been defined as anything greater than 15 years of age.

Commissioner Horwitz pointed out that they have come across 12, 13, or 14-year-old neighborhoods consisting of condos that did not have the money to replace a fence around their community swimming pool. He indicated that emergency repairs must be tied in with significant financial need.

Mr. Keagy reported that the City has an on-call contractor for critical emergency repairs that cannot wait. The contractor is sent out to perform these repairs, and the City then bills the property owner.

The second bullet point should be changed to read ***Projects in neighborhoods that are less than 15 years of age unless a combination of significant safety issues and financial needs are demonstrated.***

What is “Matching” and how much is available?

In the first paragraph, ***from 75% to 50%*** was deleted. Commissioner Schild pointed out that they do not want to create an expectation. This will give the Commission flexibility. Discussion ensued about rewording the sentence to reflect ***“HOAs may apply for funding to complete a reserve study for their neighborhoods up to a maximum of \$2,500; HOAs must match up to 75% of the reserve study cost.”***

Commissioner Kern expressed his concern that not enough language in the Guidelines incorporates the community service aspect discussed previously. Commissioner Schild suggested that they change ***volunteer labor*** to ***any type of community service qualifies*** in the first paragraph.

Mr. Keagy argued that change would create organizational and accountability issues. He also stated that any requirement of the Commission to provide community service project lists should be deleted from the Guidelines and Application. Chairman Shultz explained that it is up to the applicant to prove sweat equity, and the Commission will consider their sweat equity when determining the applicant's worthiness. The Commission should only suggest community projects they know about.

Commissioner Kern noted that people will be competing for the grant money, and this option would provide a way for applicants to give back to their community through sweat equity, adding the possibility of increasing their qualification abilities.

Ms. Mead suggested that ***“sweat equity and/or community service”*** replace ***“sweat equity” (volunteer labor)***. Commissioner Horwitz suggested that ***participation within the community*** and Chairman Shultz suggested ***“civic involvement”***.

The Commission agreed to not define sweat equity by deleting ***volunteer labor***, deleting references to the provision of a community service list, and to decide on the sweat equity terminology at a later time.

Changes to Page 3:

How often can we apply and possibly receive funding?

Delete the last sentence of the first paragraph—***If the new request demonstrates a critical safety need...*** and insert ***every 12 months, unless the new request***

demonstrates a critical safety need after "HOAs may apply and possibly receive funding once."

What is the application and review process?

Add ***and approval*** at the end of the last sentence in the second paragraph that reads—"they will be presented to the City Council for final consideration."

Changes to Page 4:

Application criteria

Commissioner Schild recommended that the sweat equity language will also need to be changed in the 5th bullet point.

6. Staff and Commission Updates (A.R.S. § 38-431.02 (K)).

Mr. Keagy presented a color diagram of the revitalization community contact system provided by Mr. Gawf. In response to Commissioner Kern's inquiry about R1-7 zoning, Mr. Keagy reported that it is scheduled to go to the Planning Commission on June 28th.

In response to Commissioner Haskell's inquiry about banners for GAIN events, Mr. Keagy stated that the only banners permitted by Ordinance are grand opening banners.

Ms. Mead presented the latest NEP funding information, indicating that as of a couple of days ago the account balance for the program was \$2,483.48.

Ms. Mead requested that Commissioner Horwitz fill out the contact information form. She then presented the new Commission roster reflecting the most recent changes.

Ms. Mead provided GAIN "Save the Date" cards, stating that the kick-off is scheduled for September 7, 2006 and GAIN night is scheduled for October 14, 2006.

7. Open Call to the Public (A.R.S. § 38-431.02)

No members of the public wished to address the Commission.

8. Next Meeting Date and Future Agenda Items

Ms. Mead reported that the City Council meeting will be either July 10, 2006 or July 11, 2006. She pointed out that the next NEC meeting is scheduled for July 13, 2006, followed by the September 14, 2006 meeting.

The consensus of the Commission was to cancel the August 10, 2006 meeting.

ADJOURNMENT

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 7:30 p.m.

Respectfully submitted,
AV-Tronics, Inc.